

**Elk Stream Ranch Property Owners Association
Association Year 2006-2007 - Annual Financial Summary**

CASH ASSETS

Mancos Valley Bank Accounts 8/1/2007	\$65,921.54
Mancos Valley Bank Accounts - 8/1/2006	\$79,663.48
Net change in assets	+ (\$13,741.94)

SUMMARY OF INCOME & EXPENSES

Beginning of year balance 8/1/2006	\$79,663.48
+ Income	\$39,929.52
- Expenses	\$53,671.46
End of year balance 8/1/2007	\$65,921.54

INCOME AND EXPENSE DETAIL

Income	2005-2006 Budget	Actual	%	Notes
Dues	\$35,000.00	\$35,060.15	100%	
Interest Income	\$500.00	\$2,816.24	563%	1
Plan Review Fees	\$300.00	\$1,180.00	393%	
Rent Income	\$200.00	\$389.63	195%	2
Other Income	\$300.00	\$483.50	161%	3
Total Income	\$36,300.00	\$39,929.52	110%	

Expenses	2005-2006 Budget	Actual	%	Notes
Bank Charge	\$10.00	\$0.00	0%	
Corporate Fees	\$15.00	\$10.00	67%	
Electricity	\$250.00	\$254.52	102%	
Income Tax - CO	\$50.00	\$377.00	754%	4
Insurance	\$2,000.00	\$2,308.00	115%	5
Annual Meeting Expenses (2006)	\$500.00	\$487.27	97%	
Directors' Teleconference Expense	\$1,000.00	\$325.00	33%	
Photocopy	\$100.00	\$74.60	75%	
Postage	\$100.00	\$99.93	100%	
Tax Preparation	\$600.00	\$667.50	111%	
Website Fees	\$120.00	\$120.00	100%	
Legal Fees	\$2,000.00	\$1,096.00	55%	
Audit	\$500.00	\$0.00	0%	6
Other Expense	\$150.00	\$978.13	652%	7
Property Management Committee Expenditures				
Fire Mitigation	\$3,000.00	\$4,438.75	148%	8
Road Repair and Maintenance	\$5,000.00	\$2,679.75	54%	
Snow Removal	\$9,000.00	\$888.00	10%	
Weed Control	\$8,000.00	\$10,048.50	126%	
Total Expenses	\$35,945.00	\$24,852.95	69%	

2005-2006 Special Road Assessment Balance Forward	\$35,000.00	\$35,000.00	
2005-2006 Special Road Assessment Expense	\$35,000.00	\$28,938.51	83%

Note 1: Interest income exceeded budget because of growing account balance and diligence to keeping funds earning.

Note 2: Rent income is income earned from grazing fees.

Note 3: Other income includes Montezuma Country Weed Control Program reimbursements

Note 4: The Association incurred tax liability because of the amount of interest income earned.

Note 5: Insurance costs are rising....

Note 6: A review of Association tax and accounting issues was included with the tax preparation service.

Note 7: Other includes a siren-activated sensor for gate, gate staining costs, new checks, and miscellaneous small expenses

Note 8: Fire mitigation work includes the demonstration clearing project on Lot 9.